62
Note

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (WLH)
424 Church St., Suite 2000
Nashville, TN 37219

Box 62

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Jean D. Dortch 3737 West End Avenue, Unit 202 Nashville, TN 37205	Same	Map 104-9-J Parcel 202-CO

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WILLIAM FREDERIC SOMERS and wife, CAROL LOUISE SOMERS ("Grantors") have bargained and sold and do hereby bargain, sell, convey unto JEAN D. DORTCH, a married woman ("Grantee"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Being Unit No. 202 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-101 through 66-27-123 herein referred to as the "Act"); and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 6819, page 239, said Register's Office, as amended by First Amendment to Master Deed of record in Book 6886, page 662, and as amended by Second Amendment to Master Deed of record in Book 6958, page 220, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;
Together with Allocated Parking Space Nos. P-31, 32 and 33 and Reserved Space No. S-12, which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to William Frederic Somers and wife, Carol Louise Somers by deed from Albert J. Dale, Jr. and wife, Katherine Dale, of record in Book 9924, page 913, Register's Office for Davidson County, Tennessee ("RODC").

This is improved property located at Unit 202, Westbury, 3737 West End, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 08/30/02 16:12 3pgs
Fees:18.00 Taxes:2127.50
20020830-0105612

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, her heirs, successors and assigns, in fee simple forever.

And Grantors do hereby covenant with Grantee that Grantors are lawfully seized in fee of the aforedescribed real estate; that Grantors have a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons whomsoever.

WITNESS the signatures of Grantors, this the 29 day of August, 2002.

William Frederic Somers

Carol Louise Somers

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Frederic Somers and wife, Carol Louise Somers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that they acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 29 day of August, 2002.

NOTARY PUBLIC

My Commission expires: 7-24-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this the 29 day of August, 2002.

Notary Public

My Commission Expires: 7-24-2004

256768.01 5301-0002

EXHIBIT A

Permitted Title Encumbrances

1. Real property taxes for 2002 and subsequent years, a lien, not yet due and payable.

2. Covenants, conditions and restrictions as contained in the Master Deed for Westbury Condominiums as recorded in Book 6819, page 210, and by-laws appended thereto of record in Book 6819, page 239, as amended by First Amendment to Master Deed of record in Book 6886, page 662, and amended by Second Amendment to Master Deed of record in Book 6958, page 220, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium unit established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2707, et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof and is subject to the Bylaws for the administration thereof also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon, and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing the Horizontal Property Regime of The Westbury Condominiums and any and all amendments thereto.